



2004

VISION NORTH SAN JOSE

Area Development Policy Update



2030

Vision North San Jose

Goals

- **Promote Economic Activity** – Provide additional long-term development capacity to support the creation of up to 68,000 new jobs along the North San Jose First Street corridor.
- **Promote Livability** – Add new housing and retail development in close proximity to new jobs, amenities and transit infrastructure.
- **Promote Long-term Vitality** – Establish fair-share funding mechanisms for infrastructure improvements necessary to support new development and maximize use of existing infrastructure.

North San Jose 2004



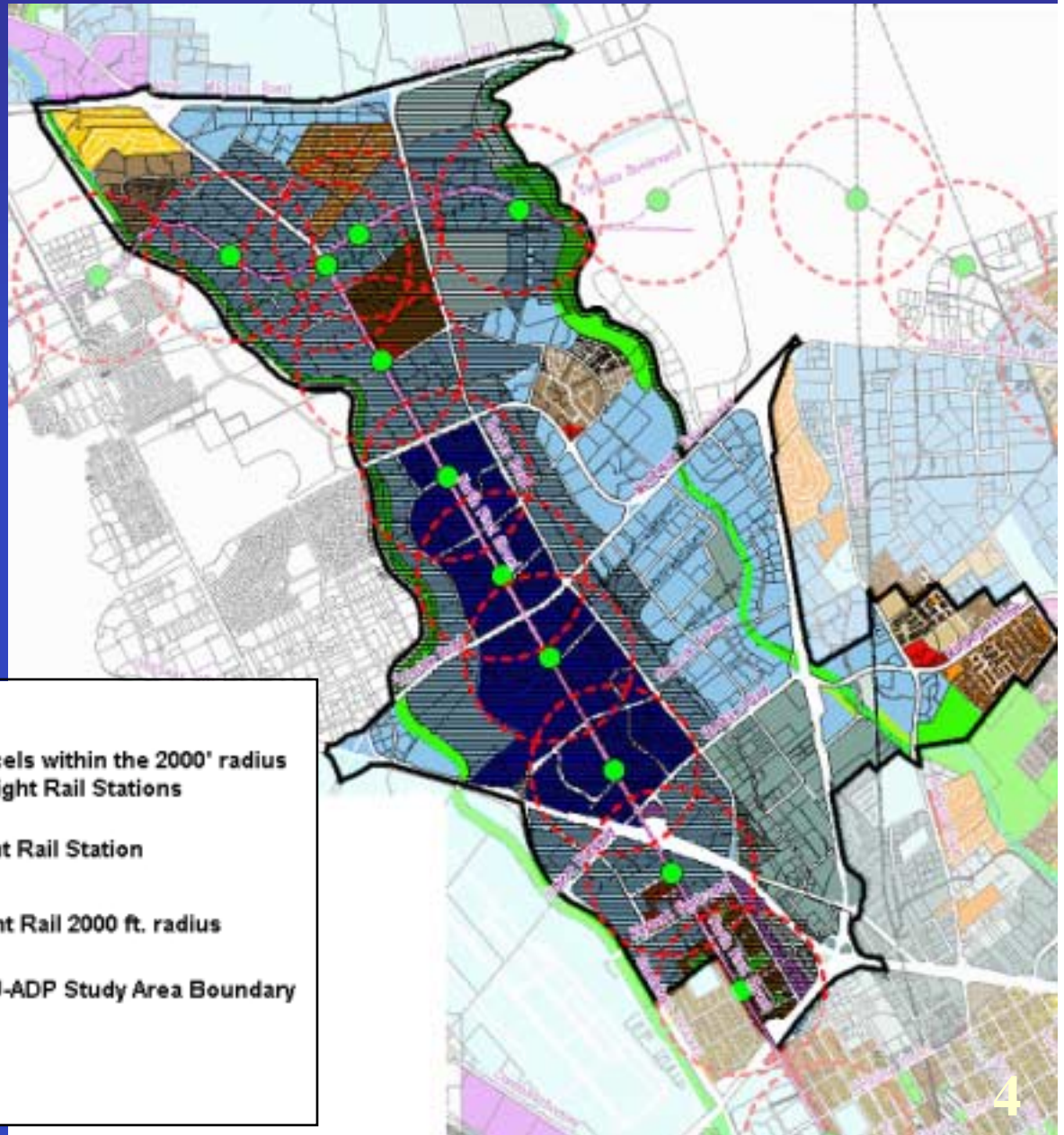
Facts

- 4,700 acres
- 42 million square feet of industrial space
- Average FAR = 0.34
- 1,200 companies
- 60,000 jobs
- 6,675 housing units
- 3,000 hotel rooms
- 200,000 square feet of retail space





North San Jose 2004





Current Policy

- Policy Base
Maximum
FAR = 0.35
- Light Rail Corridor
FAR = 0.40



LAND USE

-  Medium Low Density Residential (8 DU/AC)
-  Medium Density Residential (8-16 DU/AC)
-  High Density Residential (25-50 DU/AC)
-  Transit Corridor Residential (20+ DU/AC)
-  Industrial Park

-  Parcels within the 2000' radius of Light Rail Stations
-  Light Rail Station
-  Light Rail 2000 ft. radius
-  NSJ-ADP Study Area Boundary

Vision North San Jose Industrial Development

Promote Industrial Development

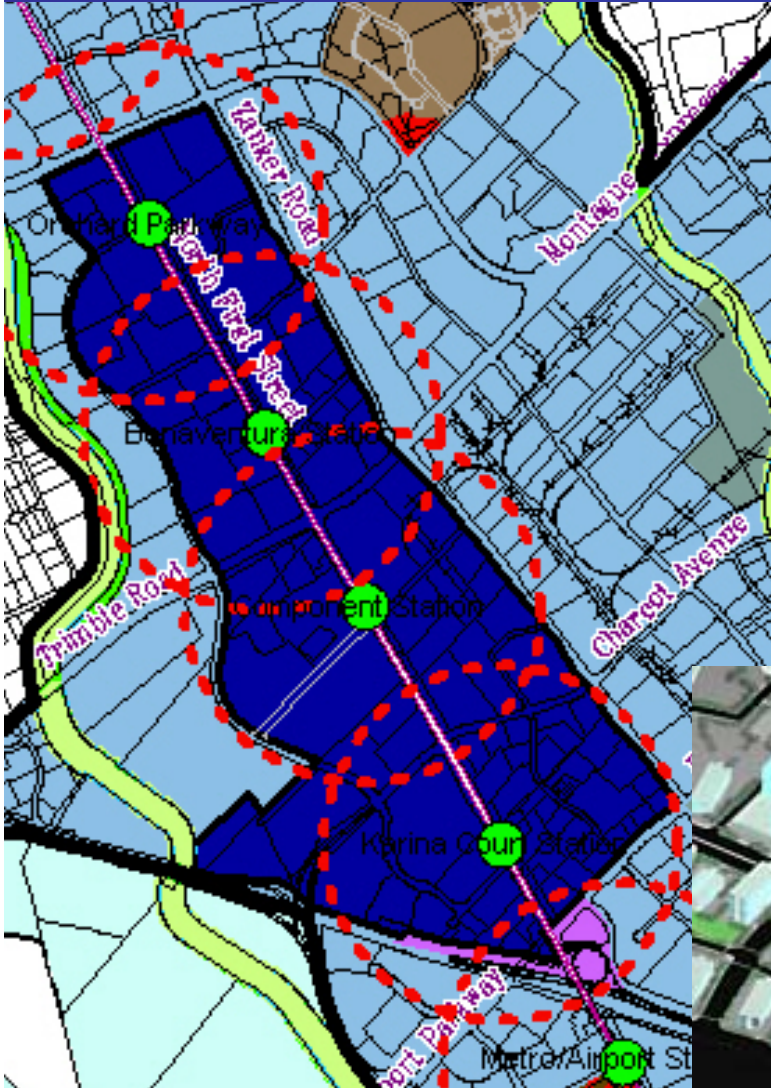
- Allow build out of 35% and 40% FAR Caps
- Provide 20 million square feet of additional capacity for new research and development and office space
- Complete traffic analysis for new industrial development



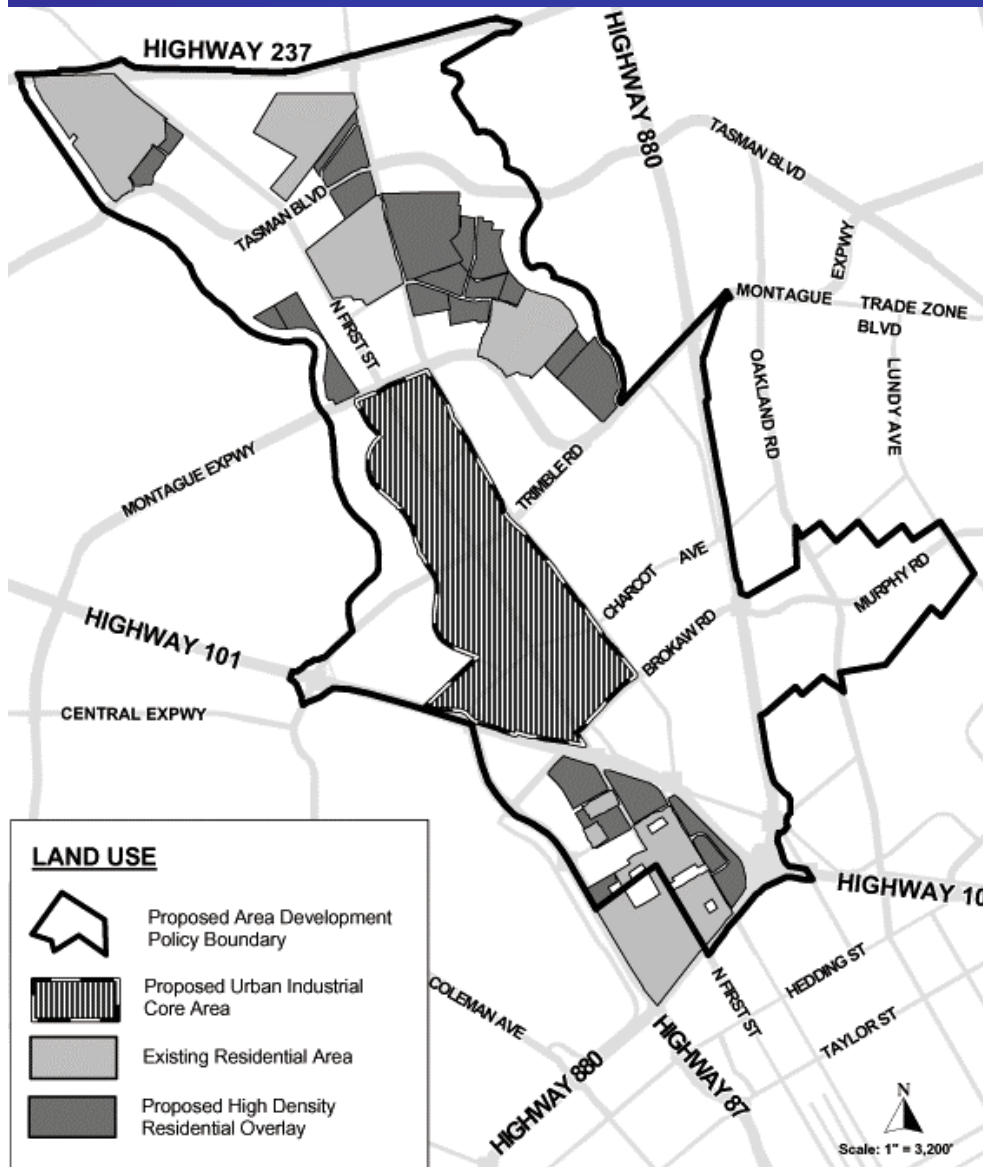
Vision North San Jose Industrial Development

Corporate Industrial Core Area

- Concentrate 16 million square feet along North First Street
- Focus on high-tech jobs and corporate headquarters



Vision North San Jose Residential Development



High-Density Residential Overlay

- 400 acre area identified for potential residential and supporting uses
- Consider General Plan Amendments for conversion of up to 285 acres for residential use
- Minimum net density of 55 DU/AC for 200 Acres
- Minimum net density of 90 DU/AC for 85 Acres

Vision North San Jose Residential Development

Build Positive Living Environments

- Connect to existing residential areas
- Build pedestrian amenities and strong links to transit
- Provide supporting parks, schools and commercial uses



Vision North San Jose Transportation Improvements

- \$370 million in funding for City roadway improvements
- Funded through a fair share Development Impact Fee and/or a Community Facilities District
- Proposed \$30 Million Redevelopment Investment in infrastructure
- Deficiency Plan funding for pedestrian and transit facilities
- Address traffic impacts to Downtown and adjacent neighborhoods



Vision North San Jose Transportation Improvements



7 Major Roadway Improvements:

- A. Widen Montague
- B. Finish 101/Trimble
- C. Montague/Trimble flyover
- D. 880/Charcot Overpass
- E. 101/Zanker/Skyport Overpass
- F. Mabury Interchange

16 NSJ Intersection Improvements

Vision North San Jose Transportation Improvements

Other Improvements:

- Improvements to 16 Intersections outside of NSJ
- Refined Street Grid System
- Funding for Downtown “Couplet” conversions
- Implement TDM Measures + Establish transit shuttles, including connections to future BART stations
- Streetscape & gateway improvements
- Complete Coyote Creek and Guadalupe River trail systems



Vision North San Jose Phasing

- Development of Jobs, Housing and Infrastructure are linked together
- Infrastructure improvements scheduled in 4 phases
- 7 million square feet of industrial at each phase
- 4,000-8,000 residential units in each phase



Vision North San Jose Schedule

Public Outreach

October – December 2004

Environmental Review

- EIR public circulation

December – January 2005

2005 Winter General Plan Update

- Planning Commission Hearing
- City Council Hearing

February 2005

March 2005